

34 | MAGNA
AVENUE

Prime Logistics Facility
With Staff Amenities Like No Other





34 | MAGNA AVENUE

Magna Business Park, Citywest, Dublin 24

PRESTIGIOUS, HEADQUARTERS LOGISTICS & OFFICE FACILITY



13,878 Sq. m
149,382 Sq. ft



LUAS Stop
13 minutes walk

POSITION

- Prime south Dublin location
- Prominent corner position
- Managed, corporate environment

AMENITIES

- 3 mins walk to Spar and creche
- 9 mins walk to shopping centre
- 9 mins walk to cafes & restaurants

ACCESS

- 13 mins walk to LUAS stop
- 4 mins drive to N7
- 8 mins drive to M50

CAPACITY

- 14 Dock Levellers and 2 Level Access Doors
- 17 No. HGV parking spaces
- 12 m. clear internal height

STAFF AMENITIES LIKE NO OTHER


CITYWEST SHOPPING CENTRE

Just 9 minutes walk from 34 Magna Avenue, and with its own LUAS Stop, Citywest Shopping Centre provides a wealth of staff amenities unrivalled by other industrial & logistics developments.

 9 mins walk


COFFEE, FOOD, GYM, HEALTH, BEAUTY & OTHER SERVICES



 3 mins walk







CONVENIENCE & CHILDCARE









 9 mins walk

GROCERIES



-  **Full height glazing on 3 sides**
-  **Raised access floors**
-  **Suspended ceilings with recessed LED lighting**
-  **Green Walls**
-  **Passenger lift**
-  **Air source heat pump**



-  **14 dock levellers**
-  **2 level access doors**
-  **FM2 grade floor**
-  **12 m. clear internal height**
-  **Translucent roof and wall panels**
-  **17 HGV parking spaces**

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A STRIKING NEW DESIGN TO COMPLEMENT ITS PROMINENT POSITION AT THE CORNER OF MAGNA AVENUE AND MAGNA DRIVE

TARGET CERTIFICATION



LEED Gold
BER A3

Magna Business Park is part of the wider Citywest development and benefits from 24/7 on-site security patrols, CCTV and high quality landscaping.

Air source heat pump

LED lighting

Green walls

EV charging points

Grasscrete surfacing

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* All CGI images are indicative only

ACCOMMODATION

Gross External Areas	Sq. m.	Sq. ft.
Warehouse	12,730	137,025
Ground Floor Offices and Staff Facilities	418	4,499
First Floor Offices and Staff Facilities	365	3,929
Second Floor Offices and Staff Facilities	365	3,929
Total	13,878	149,382



Striking Corporate Logistics HQ

SITE AREA
3.03 HA. / 7.48 ACRES



AERIAL OVERVIEW









GPS: 53.33446, -6.386510



LOCATION & DRIVE TIMES

Source: Google Maps (Off-Peak)

-  N81
2 Mins
-  N7 (Naas Road)
4 Mins
-  N136 (Outer Ring Road)
5 Mins
-  M50 Motorway (Junction 9)
8 Mins
-  Dublin International Airport
22 Mins
-  Dublin Port Tunnel
22 Mins

ABOUT THE OWNER

See eqtexeter.com



EQT Exeter, the real estate division of EQT, acquires, develops, leases, and manages logistics/ industrial, residential and office/life science properties. As a hands-on operator with regional offices across North and South America, Europe and Asia-Pacific, we combine our local execution and global scope to deliver superior real estate solutions to our tenants while providing our investment partners with some of the industry's leading and most consistent value-add, core-plus and core returns, as proven against prominent global benchmarks.

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DISCLAIMER

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